



**MONTCLAIR PROPERTY OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS**

**WEDNESDAY, May 12, 2021 AT 5:30 P.M.**

**(Hybrid Meeting Electronic)**

**AGENDA**

**Due to the required hearing procedures and the number of hearings that are to be addressed in Executive Session (Closed), it may be necessary to start the Open Meeting after the estimated time of 7:30 P.M.  
See below for attendee information.**

**I. CALL TO ORDER – 5:30 P.M.**

**II. MOVE TO RECESS and RECONVENE IN EXECUTIVE (CLOSED) SESSION**

Motion: Madame President, I move that this meeting be recessed and the Board of Directors immediately reconvene in executive session to consider (ii) consult with legal counsel; (iii) discuss and consider contracts, pending or probable litigation, and matters involving violations of the declaration or rules and regulations adopted pursuant to such declaration for which a member or his family members, tenants, guests, or other invitees are responsible\*

**TAB 1 III. EXECUTIVE SESSION (CLOSED)**

- 1a. Review - Waivers from the FAB Committee
- 1b. Review - Read File

**IV. RECONVENE INTO OPEN SESSION – 7:30 P.M. (ESTIMATED TIME)**

**V. PLEDGE OF ALLEGIANCE**

**TAB 2 VI. HEARING ACTIONS AND EXECUTIVE SESSION ITEMS (OPEN)**

- 2a. Action - Waivers from the FAB Committee

**TAB 3 VII. REVIEW AND APPROVAL OF MINUTES**

- 3. Action - Approve Draft Minutes of the April 14, 2021 BoD Meeting and Approve Draft Minutes of the Special Board Meeting May 4, 2021

**VIII. SPEAKER'S TIME - TWO MINUTES PER SPEAKER\***

Jeff Brown – Insurance Broker  
Resident Forum

**IX. CONSENT AGENDA**

**TAB 4 X. SET AGENDA FOR OPEN MEETING**

**XI. OLD BUSINESS**

- TAB 5** 5. Action - C.G. 2.2.6 – Legal Training
- TAB 6** 6. Action - Update Collections Policy

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	<b>XII. NEW BUSINESS</b>	
<b>TAB 7</b>	7. Action - Addendum to 2020 Guardian Aquatics Contract	Page 119
<b>TAB 8</b>	8. Action - Reconsider motion #21-080	Page 138
<b>TAB 9</b>	9. Action - Reconsider motion #21-083	Page 139
<b>TAB 10</b>	10. Action - Conduct of Meetings	Page 140
<b>TAB 11</b>	11. Action - Dog Park Rules	Page 142
<b>TAB 12</b>	12. Action - Amend Bamboo Treatment Plan	Page 145
<b>TAB 13</b>	13. Action - Updated LMC Charter	Page 158
<b>TAB 14</b>	14. Action - SWM Remediation	Page 163
<b>TAB 15</b>	15. Action - SWM Surveys	Page 174
<b>TAB 16</b>	16. Action - Common Area Inventory and Assessment	Page 178
<b>TAB 17</b>	17. Action - RIM Team	Page 192
<b>TAB 18</b>	18. Action - CG Article 4 Amendments	Page 194
<b>TAB 19</b>	19. Action - 4th of July Motion	Page 247
<b>TAB 20</b>	20. Action - Consider Approval of M1TIMD-4703-03 Fence PIR	Page 248

**TAB 21 XIII. MANAGERS' REPORTS**

- TAB 22 XIV. OFFICERS' REPORTS**
- President
  - Vice President
  - Treasurer – Financial Report
  - Secretary

**XV. DIRECTORS' COMMENTS**

- Committee Reports

**XVI. SCHEDULED MEETINGS**

Board of Directors meeting is Wednesday, June 9, 2021 at 6:30 P.M. at the MPOA Building.  
\*\*Please have all agenda items submitted by 5:00 P.M. Friday, May 28, 2021, 5:00 P.M.\*\*

Topic: Montclair POA Board of Directors Meeting Approximately 7:30PM

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89397642628?pwd=MU96YjJsTGxuRFpEdkRFTUluQ1JqZz09>

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May 12, 2021

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**As a reminder: Motion #20-227 became effective Dec 1, 2020**

2.4.3 Conduct of Meetings. The latest edition of Robert's Rules of Order shall govern the conduct of meetings when not in conflict with the Act or Association documents. To support the Board's efficiency in conducting business, the following variations to Robert's Rules of Order shall be observed.

- a. During the debate of a motion, "friendly amendments" may be proposed for expediency and efficiency. Once a motion is made, it may be amended without formal procedures, as long as no voting Director objects to the

amendment. If one or more Directors object to the amendment, it may only be adopted via the formal process.

- b. Directors' comments during debate will be limited in quantity and length. Each Director will be provided two (2) opportunities to speak to a specific motion. In addition, Director's comments will be limited to 4 minutes per speech for the maker and seconder of the motion and 2 minutes per speech for each of the other directors.

**\*Property Owners' Association Act - § 55.1-1816. Meetings of the board of directors**

C. The board of directors or any subcommittee or other committee of the board of directors may (i) convene in executive session to consider personnel matters; (ii) consult with legal counsel; (iii) discuss and consider contracts, pending or probable litigation, and matters involving violations of the declaration or rules and regulations adopted pursuant to such declaration for which a member or his family members, tenants, guests, or other invitees are responsible; or (iv) discuss and consider the personal liability of members to the association, upon the affirmative vote in an open meeting to assemble in executive session. The motion shall state specifically the purpose for the executive session. Reference to the motion and the stated purpose for the executive session shall be included in the minutes. The board of directors shall restrict the consideration of matters during such portions of meetings to only those purposes specifically exempted and stated in the motion. No contract, motion, or other action adopted, passed, or agreed to in executive session shall become effective unless the board of directors or subcommittee or other committee of the board of directors, following the executive session, reconvenes in open meeting and takes a vote on such contract, motion, or other action, which shall have its substance reasonably identified in the open meeting. The requirements of this section shall not require the disclosure of information in violation of law.

**President may limit duplicate comments on same issue.**

**Action:** Designates an item requiring an action by the board of Directors during this meeting.

**Prepared By:** Susan Manch – (Acting) General Manager, Shannon Woolard - Communications Manager

**Distribution:** Linda Chen-Khan, Meg Czapiewski, Stephanie Eversley, Ned Greene, Tracy Hansen, Jeremy Kotsenburg, Dustin Lientz, Heather Page, Fred Rash, Timothy Smith, Chris Williams

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